



CITY OF NEW ORLEANS

BlightSTAT

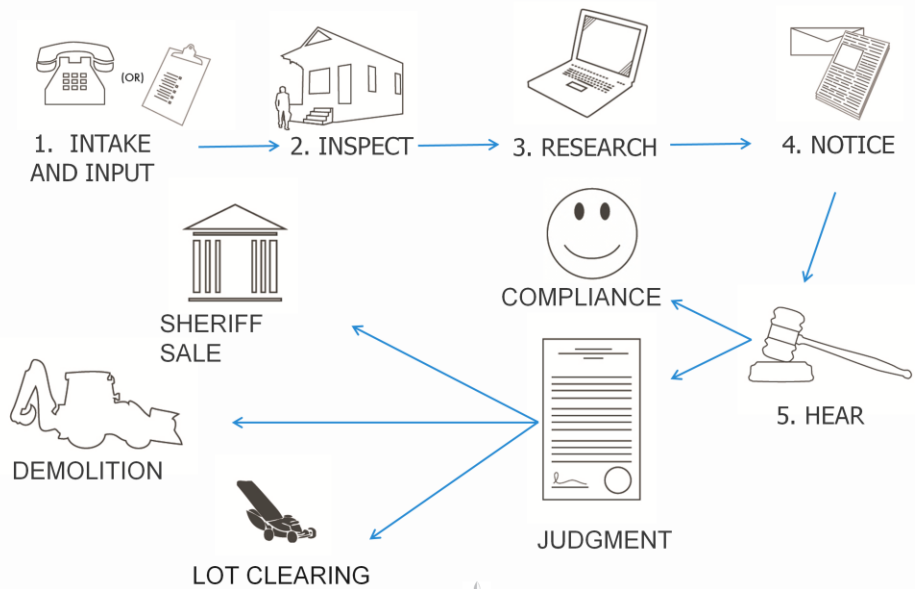
Reporting Period: June 2017

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process



Action Items

Assigned	Responsible	Action	Notes
1/12/2017	Dyer	Develop and implement mechanism for interested buyers to pay costs of title research.	<ul style="list-style-type: none"> Legal basis has been reviewed. Currently refining policy in consultation with Administration.
3/9/2017	Dyer	Complete hiring for additional attorneys to conduct legal reviews prior to sale.	<ul style="list-style-type: none"> Department has completed one hire. Code Enforcement working with CAO's office to approve additional hire.
3/9/2017	Primeaux Poche	Update abatement decision tool to prioritize sale queue.	<ul style="list-style-type: none"> Code Enforcement staff have been rating properties routed for sale in order to establish baseline. OPA has carried out initial analysis of ratings data.





INSPECT



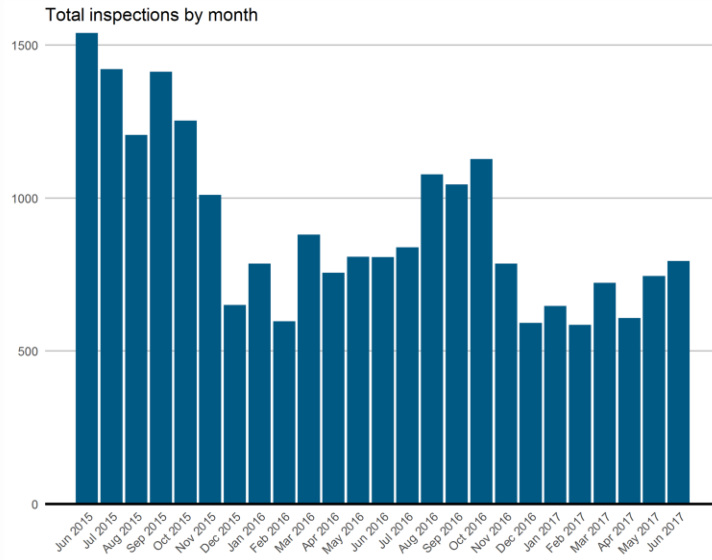
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
Inspection: An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

Note:
Demolition inspection numbers are not captured in data.nola.gov. These come from Code Enforcement.

Total inspections for June were the highest since October 2016



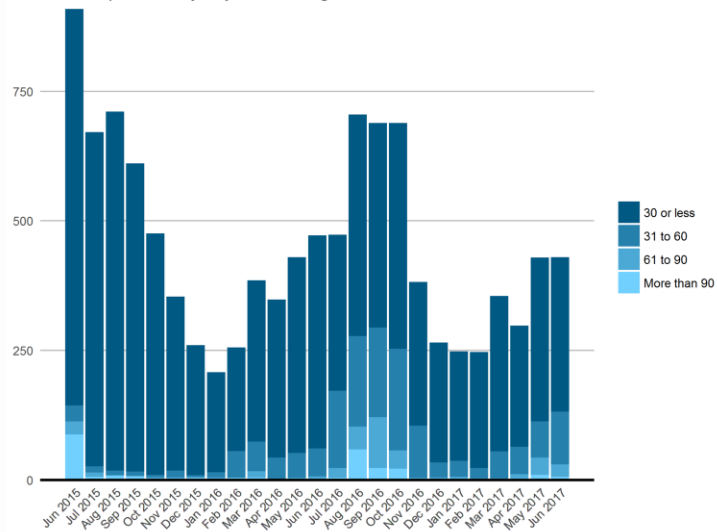
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

Initial inspections averaged 31 days from case filing

Initial inspections by days since filing



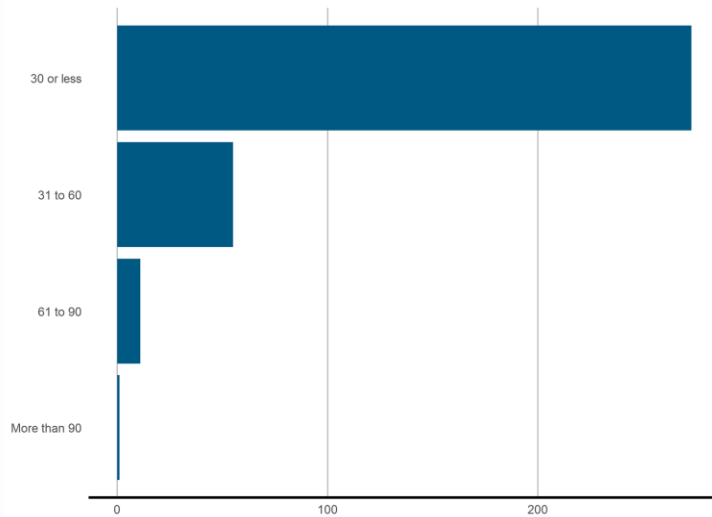
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
New Cases:
Any case that is opened after January 1st, 2013
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide
Queue: The list of all new cases awaiting inspection

About 70 initial inspections are currently outstanding beyond 30 days

Open cases with no inspection by days since filing



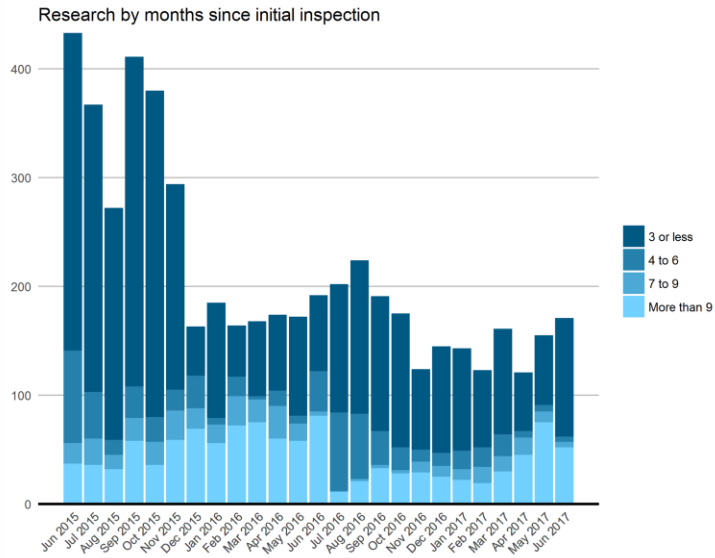


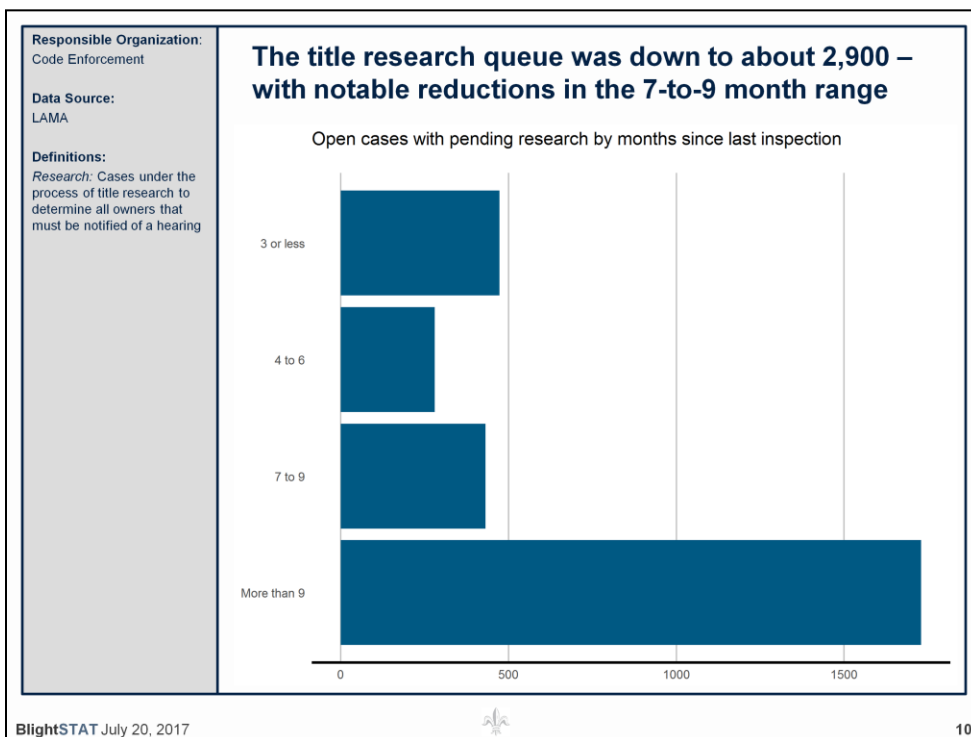
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
Research: Cases under the process of title research to determine all owners that must be notified of a hearing

June research was the highest since October 2016, and time to research was down significantly





Code Enforcement continues to employ a number of strategies to deal with this backlog, including low-cost courtesy letters to property owners in the title research queue.

Responsible Organization:

Code Enforcement

Data Source:

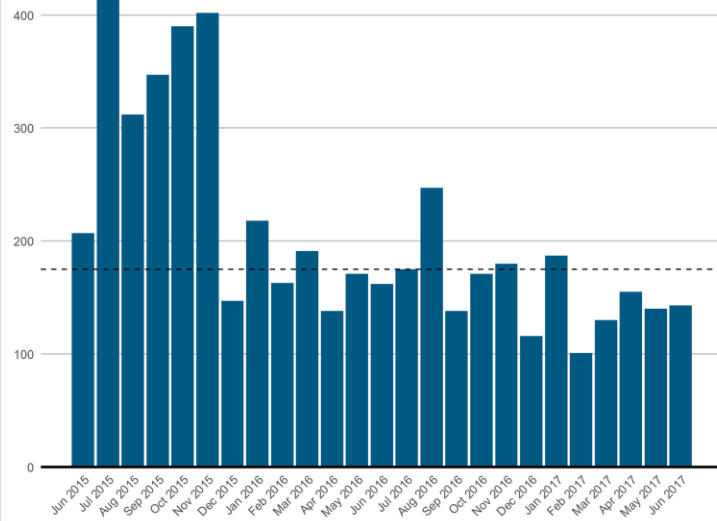
data.nola.gov

Definitions:

Hearing: A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

Initial hearings were still below target, but the June uptick in research may be felt in subsequent months

Initial hearings by month



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

Guilty: A hearing where the property is judged to be blighted
Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code

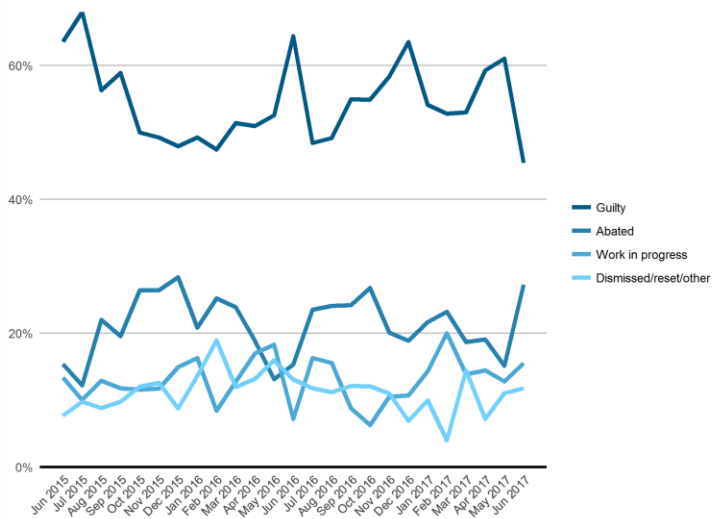
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

Guilty hearing outcomes were at two-year low, while abatement findings were near a two-year high

Proportion of hearing outcomes by month



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

Guilty: A hearing where the property is judged to be blighted

Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code

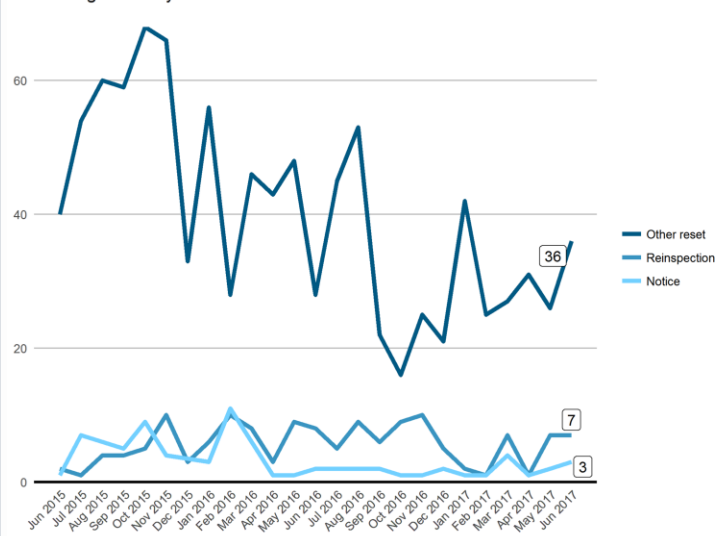
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

Three notice issues and seven reinspection issues were reported for June hearings

Hearings reset by month



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Cases brought to initial hearing	856	1,050	2,100
Hearings reset due to reinspection issues (percent)	2.3	3.0	3.0
Hearings reset due to notice issues (percent)	1.1	1.5	1.5





Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

In Compliance: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

Approved Lien Waivers:

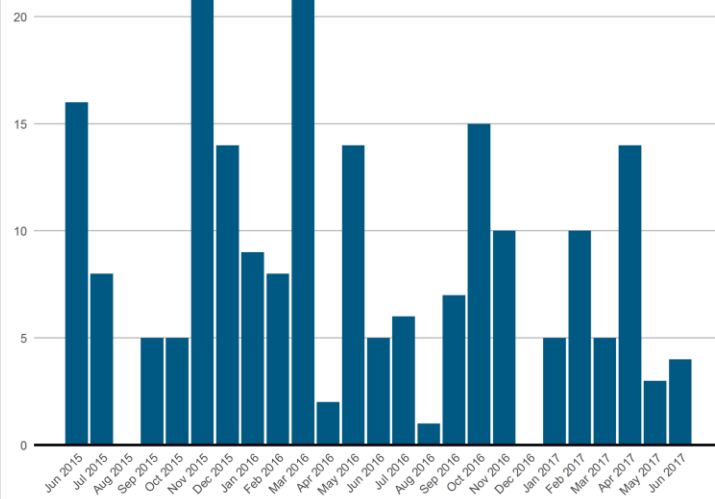
When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

Note:

Properties with a Judgment of Dismissed Abated are not counted in this measure

4 lien waiver applications were approved out of 12 applications

Lien waivers approved by month



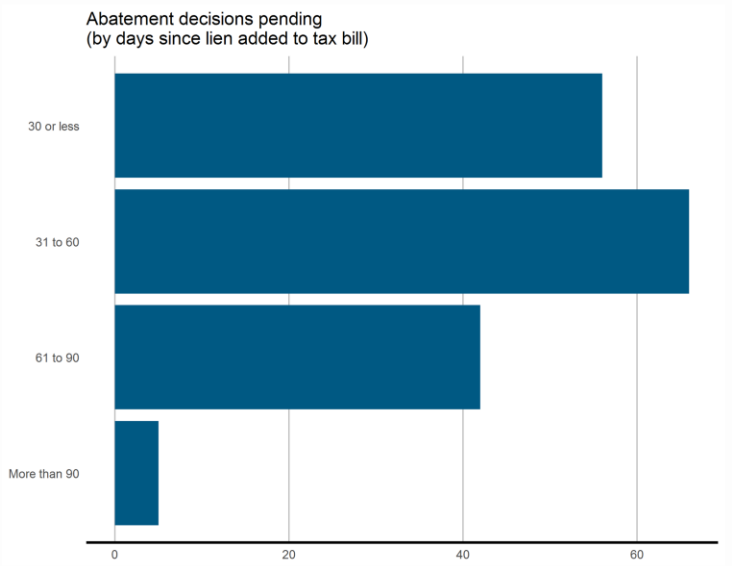
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
Awaiting Review:
Open cases with guilty judgments that have not yet been reviewed.

Note:
Abatement decision event is generally triggered after lien has been added to tax bill.

About 170 abatement decisions were pending at the end of June



Responsible Organization:

Code Enforcement, Law

Data Source:

Law Department, Housing Unit,

Definitions:

Code Lien Foreclosure/Sheriff's

Sale:

Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

Accepted Files:

All cases that are filed successfully, with no legal issues.

Title Research:

Cases that are not accepted because of errors involving ownership identification. *Procedural*

Deficiency:

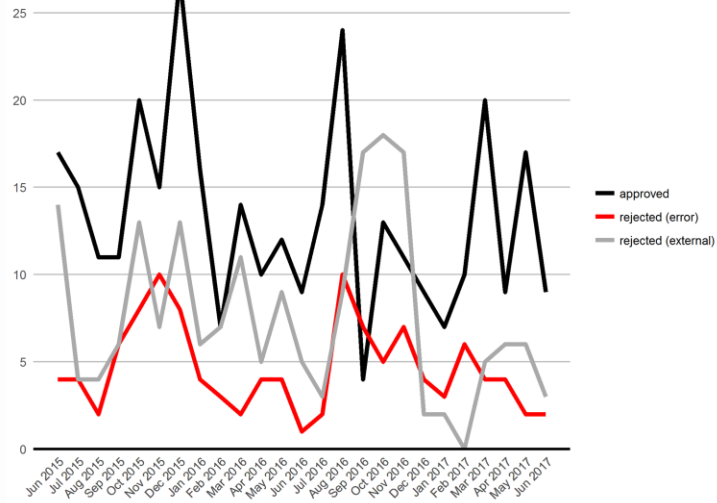
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication process.

External Factors:

Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

Nine properties were approved for sale, with two errors identified

Sale review outcomes by month



Responsible Organization:

Code Enforcement

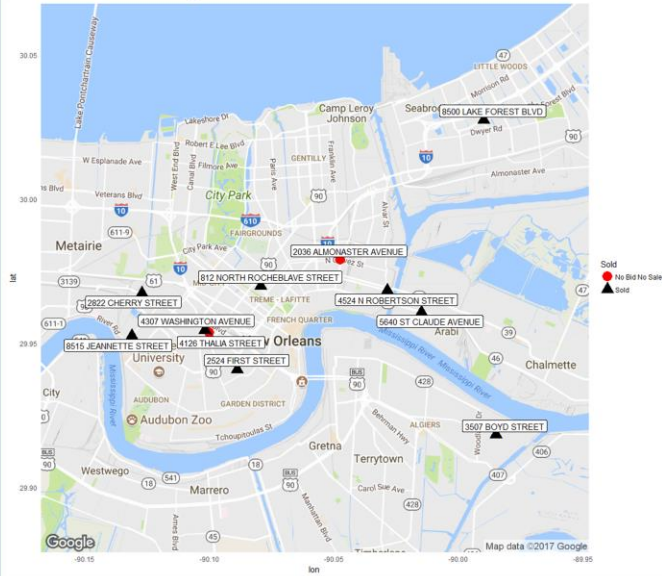
Data Source:

Law Department, Housing Unit

Definitions:**Code Lien Foreclosure/Sheriff's Sale:**

Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

Nine properties across the city sold in June, with two not receiving bids



Responsible Organization:

Code Enforcement

Data Source:

Law Department, Housing Unit

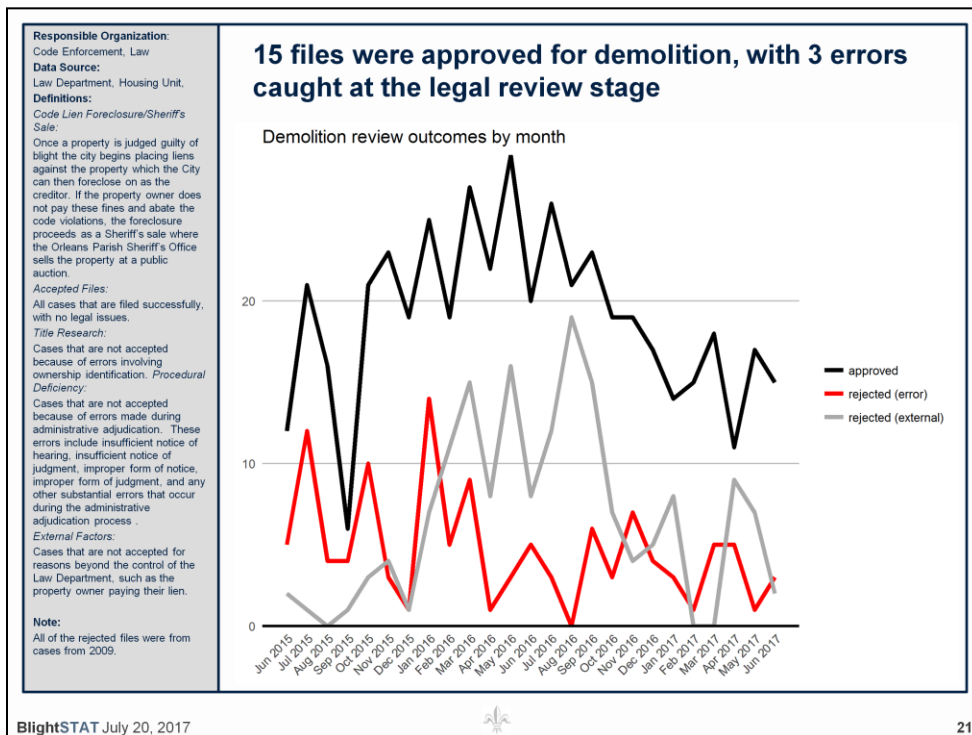
Definitions:*Code Lien Foreclosure/Sheriff's Sale:*

Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

Average price at auction was \$42,000

Property Address	Sale Amount	Sale Date	Sale Status
4524-4526 N. ROBERTSON STREET	81,000	6/8/2017	Sold
8515 JEANNETTE STREET	74,000	6/8/2017	Sold
5640 ST. CLAUDE AVENUE	71,000	6/1/2017	Sold
2524-26 FIRST STREET	49,100	6/1/2017	Sold
812-14 NORTH ROCHEBLAVE STREET	40,000	6/29/2017	Sold
8500 LAKE FOREST BLVD	35,000	6/29/2017	Sold
4307-4307 1/2 - 4309-4309 1/2 WASHINGTON AVENUE	10,000	6/15/2017	Sold
2822 CHERRY STREET	9,000	6/29/2017	Sold
3507 BOYD STREET	7,700	6/8/2017	Sold
4126 THALIA STREET	0	6/8/2017	No Bid No Sale
2036 ALMONASTER AVENUE	0	6/8/2017	No Bid No Sale



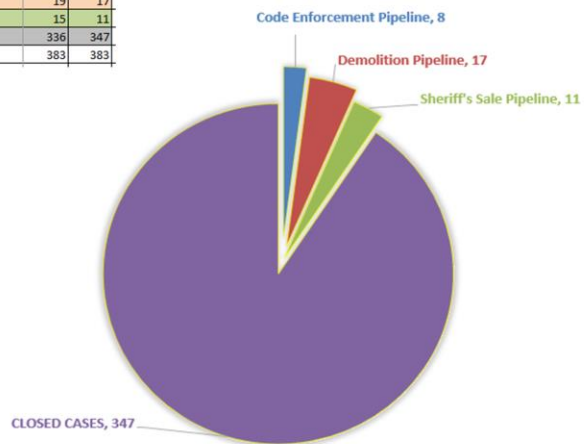


One attorney continues to handle substantially all demolition legal reviews.

PHASE III

Status of the 383 cases Conditionally Approved for FEMA Funded Demolition...

Number of Cases within each Pipeline	1-Jun	10-Jul
Code Enforcement Pipeline	13	8
Demolition Pipeline	19	17
Sheriff's Sale Pipeline	15	11
CLOSED CASES	336	347
TOTAL	383	383



Properties Demolished / Cleared June 1 – July 10

PROPERTY ADDRESS
2912-14 JOSEPHINE ST
5973-75 N GALVEZ ST
1319 ALABO ST
2511 DESIRE ST
2718 S DORGENOIS ST
4345-47 DALE ST
1929 ST MAURICE AVE
3316 FELICIANA ST
2512 ST MAURICE AVE

Upcoming Sheriff's Sales August 10th and 31st

PROPERTY ADDRESS
2605 General Taylor St
8731 Pear St



Code Enforcement has reached an abatement strategy or is awaiting abatement on eight priority commercial properties

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	2616 S. Claiborne Ave	Comerstone Homes	Writ filed for property to be sold. THE SALE DATE IS 8/31/2017. For updated information inquire with the Sheriff's Office website using case number 2017-1848.	Greater New Orleans Rehabilitation Corp
	2800 Sullen Pl	6401-6403 General Meyer	SALE OF PROPERTY ON HOLD SINCE THE OWNER HAS FILED BANKRUPTCY. For updated information inquire with the Sheriff's Office website using case number 2017-5215.	
	3010 Sandra Dr	Crescent City Gates	THE PROPERTY WAS NO BID NO SALE ON APRIL 13, 2017. IT HAS BEEN SET FOR A SECOND SALE DATE ON SEPTEMBER 7, 2017. For updated information inquire with the Sheriff's Office website using case number 2015-11285.	Crescent City Gates Fund LP
	8500 Lake Forest Blvd	Abandoned Gas Station	Property sold at second sale on 6/29/2017 for \$35,000.00. Recordation of deed pending.	Sterling McKeithen et al
	6701 I-10 W Service Rd	30 I-10 Service Rd	The sale date is July 20, 2017 put up by the mortgage company. For updated information inquire with the Sheriff's Office website using case number 2017-2748.	Stephen A Uwaezuoke
Awaiting Abatement	609 Jackson Ave	Formerly a hospital	Code Enforcement Hearing took place June 26, 2017 and the result was a guilty judgment. Property will be routed for sale after the period for appeal of judgment has elapsed .	609 Jackson LLC
	6880 Parc Brittany Blvd	Brittany Court Condominiums	New case started and title report ordered due to ownership complications.	Otis Lain et al
	12001 I-10 Service Rd	La Quinta Inn	Code Enforcement Hearing took place June 6, 2017 and the result was a guilty judgment. Property will be routed for sale after the period for appeal of judgment has elapsed .	Bullard Mall LLC



Eight priority commercial properties are currently being monitored by Code Enforcement

Stage	Address	Description	Status	Owner
Code Enforcement monitoring	1008 Jourdan Ave	Former school building (TJ Semmes Elementary School) in Holy Cross	Property Sold at auction on 4/27/2017 for \$675,00.00. Recordation of the sheriff's deed is pending.	NINTH WARD HOUSING DEVELOPMENT CORP
	2646 Westbend Pkwy	Higgins Gate	Property has recently been purchased for development. Code Enforcement will be monitoring.	C&C Contractors of NOLA LLC
	4402 Reynes Blvd	Haydel Heights Apartments	Renovation agreement signed---CEHB monitoring. Inspection of site pending.	Grace Park Townhome Apartments, LLC
	6324 Chef Menteur Blvd	Old Hotel by I-10	Property sold on 10/20/2016 for \$166,666.67. Sheriff Deed recorded on 3/29/2017. Sold again post Sheriff Sale on 6/15/2017 to experienced developer. We will continue to monitor.	6400 Chef Menteur LLC
	6700 Plaza		Pictures submitted showing clean up of the exterior of the site will keep in touch to get progress of sale or rehab from the owner. Current inspection is pending.	6700 Plaza Drive LLC
	6800 Plaza	Medical Facility	Property received guilty judgment on 11/10/2016. Lien Paid. Daily Fines Waived after pictures submitted by the owners to demonstrate that the violations were remediated. Spoke to contact for the property. Vandalism is a constant issue at the site. However there is a monthly maintenance contract and the owner is willing to be contacted if there is an issue overnight that requires their attention.	Oschner Clinic Foundation
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Renovation agreement signed---CEHB monitoring. Current inspection pending.	Lake Forest Tower LLC
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Prior CE case paid. CEHB Monitoring. Current inspection pending.	J C BERN-MAS INVESTMENTS LLC



An additional two properties are currently in litigation

Address	Description	Case information	Owner
5300 Franklin Ave	38884 Dreux (hold includes 5324 Franklin Ave, 5332 Franklin adjacent vacant lots.)	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02889	DMK Acquisitions And Properties, LLC
5328 Franklin Ave	Vasquez Building (DMK) hold includes 3 Dreux Avenue and 5332 Franklin Ave adjacent vacant lots.	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02888	DMK Acquisitions And Properties, LLC



REINVESTMENT



8 NORA Dispositions in June 2017

A map of New Orleans, Louisiana, showing the locations of 8 NORA (New Orleans Redevelopment Authority) dispositions in June 2017. The map includes major highways (Interstates 10, 55, 610, and State Routes 52, 54, 56, 67, 70, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 156

NORA – Affordable Housing Update

Affordable Housing Programs Administered by NORA as of 07/01/2017										
Project Name	# Completed Projects	# Sold to New Resident (Δ)	# For Sale/Rent	# Construction Complete (Δ)	Under Construction	# Sold to Developer (Δ)	Option to Purchase	# Purchase Agreement Signed (Δ)	Pre-Development	Total Number of Parcels
Lower 9 Ward Development Initiative	0	0	1	1	4	0	5	5	165	175
Residential Construction Lending, 2	29	3	6	3	16	0	5	0	3	59
Residential Construction Lending, 3	0	0	0	0	0	0	0	0	7	7
Total	29	3	7	4	20	0	10	5	175	241

3 New Properties Sold to Low Income Families and 4 New Houses Completed



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

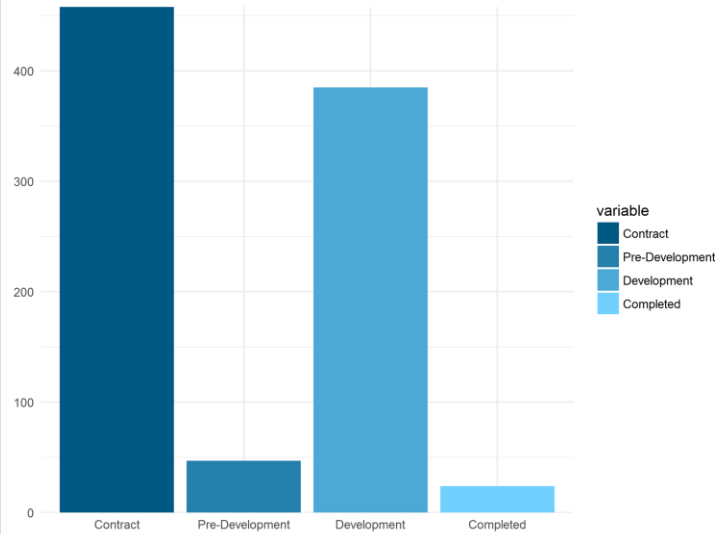
Definitions:

Rental Housing Program:

This program provides quality,
affordable rental housing for
low-income families

The Bastion Project completed eight additional houses for returning veterans

Rental Housing Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

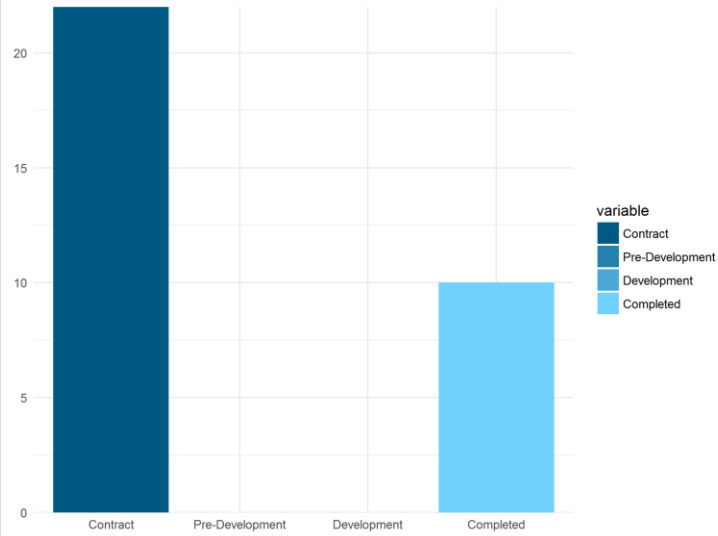
Definitions:

*Homeownership Development
Program:*

This program allows
development organizations to
apply for HOME funds to
subsidize the cost of
construction, land acquisition
and down payment assistance
that will produce an affordable
home for a low-income family

10 families have achieved home ownership in 2017 through the Soft Second Mortgage Program

Soft Second Mortgage Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

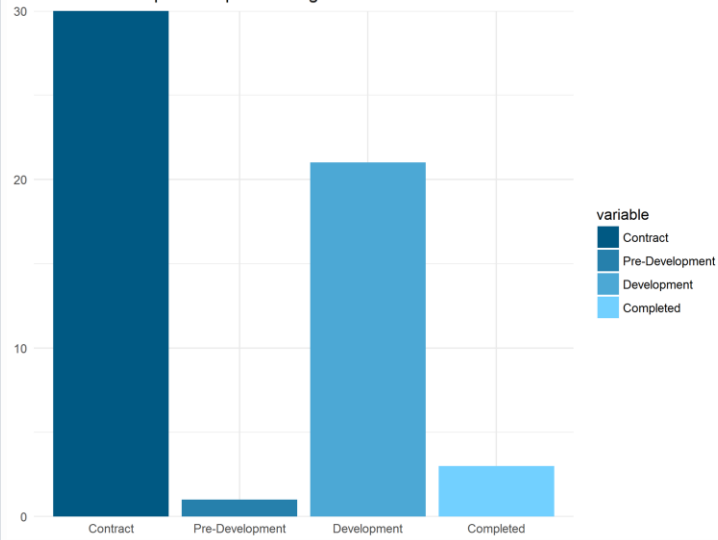
Definitions:

*Homeownership Development
Program:*

This program allows
development organizations to
apply for HOME funds to
subsidize the cost of
construction, land acquisition
and down payment assistance
that will produce an affordable
home for a low-income family

One new house was sold in June under the Homeownership Development Program

Homeownership Development Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

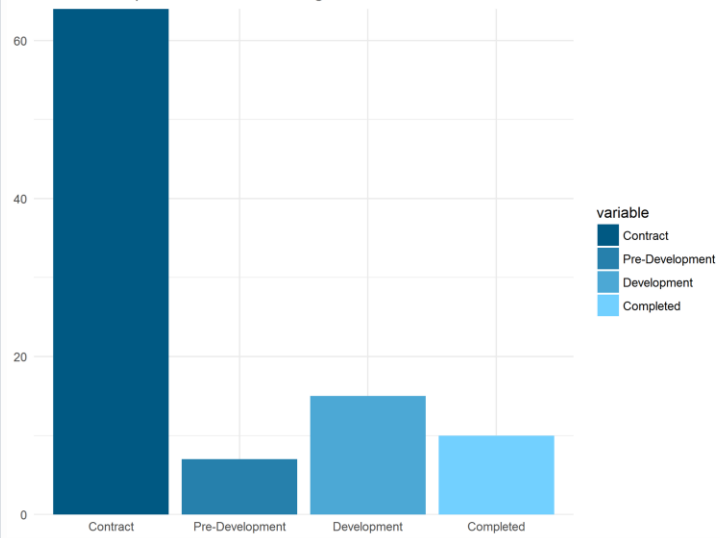
OCD

Definitions:

Owner-Occupied Rehabilitation Program: This program provides financial assistance to low income homeowners to repair their residences, while bringing them up to code and reducing blight.

Four substantial rehabilitations were completed in June

Owner-Occupied Rehabilitation Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

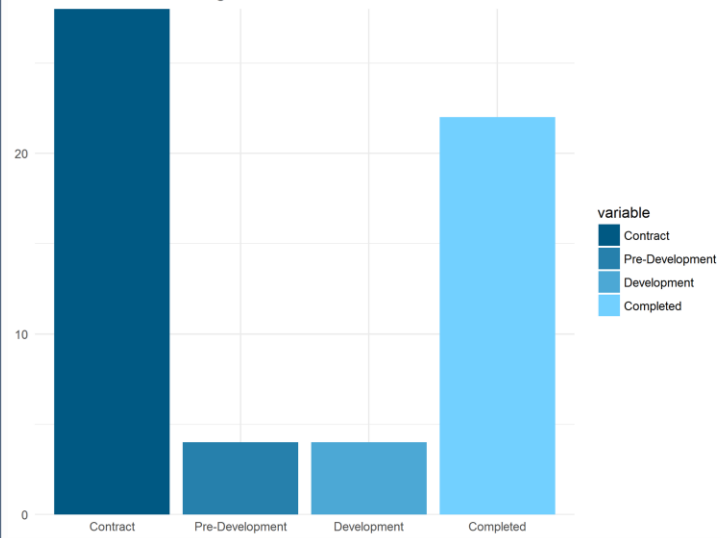
OCD

Definitions:

Owner-Occupied Rehabilitation Program: This program provides financial assistance to low income homeowners to repair their residences, while bringing them up to code and reducing blight.

Seven new home modifications were completed in June

Home Modification Program



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Properties returned to commerce through disposition programs	94	98	196
Rental Housing Program units completed	24	NA	125
Homeownership Development Program units completed (includes Soft Second Mortgage Program)	13	NA	20
Owner-Occupied Rehabilitation Program units completed (includes Home Modification Program)	32	NA	75

